

Edgewater Cove Homeowners Association, Inc.

Clubhouse Rules and Regulations

The Edgewater Cove Clubhouse is for the use and enjoyment of the Members (“Homeowners”) of Edgewater Cove Homeowners Association, Inc.

1. Clubhouse rentals are facilitated by contacting the Clubhouse Chairperson: **Laura Hilsen**
Email: LHilsen@hotmail.com ; Cell: (404) 441-5776; Address: 3156 Denton Place
2. When the clubhouse is used for a Homeowners Association event, there is no charge. These events include: Homeowner Association Meetings, Edgewater Cove Committees, Edgewater Cove Tennis Teams, and Edgewater Cove Social Gatherings. (Note that participation in these activities is/must be open to all Edgewater Cove Homeowners.)
3. The clubhouse may be reserved for private events; however, a rental contract is required, and fees are involved (see page 2). A private event is defined as one that is sponsored by an individual or individuals where the guest list is limited and not open to all Edgewater Cove residents. Fees for private events are to defray costs of the clubhouse (air conditioning, heating, electricity, wear and tear, cleaning, etc.).
4. The clubhouse may also be reserved for small events for non-profit organizations when they are sponsored and attended by a homeowner and approved by the Board (e.g. Girl/Boy Scout meetings, PTA meetings, etc.). There is no rental fee required, but a rental contract and damage deposit must be submitted and approved by the Clubhouse Chairperson. Any dates requested for such events will be held **unless** a paying rental is submitted for the same date more than 7 days before the non-profit event is scheduled to occur. In such a case, the non-profit event will either need to reschedule or secure another venue. Recurring reservations may use the same contract and damage deposit check for up to 6 months, beyond which a new contract must be submitted and approved. Any damage to the clubhouse or other issues causing harm will result in the damage deposit being withheld and loss of free use of the clubhouse for that organization.
5. Only Homeowners in good standing may use or rent the clubhouse.
6. Events will be scheduled and reserved on a first come, first served basis.
7. The clubhouse is not considered reserved until the usage fee, deposit fee, and signed Clubhouse Rental Agreement are received (and confirmed) by the Clubhouse Chairperson.
8. The clubhouse key may be picked up from the Chairperson or his/her designee on the day of the event and must be returned by the following day.
9. The clubhouse key must always remain in the possession of the Homeowner (e.g., it may not be temporarily conveyed to a caterer).
10. The pool shall remain open to all Homeowners during any events in the Clubhouse.
11. **Paper products/supplies and all consumables are for HOA events only and are not for the use of private parties. The renter must provide all of their own supplies, paper products, cleaning supplies, table covers and the like.**

Edgewater Cove Homeowners Association, Inc.
Clubhouse Rental Agreement

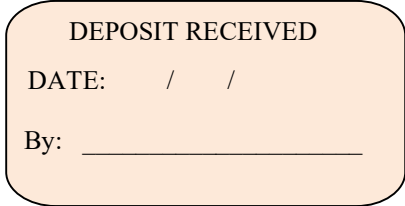
Date of Rental: _____ Time: From _____ to _____ APPROVED _____

Type of Function: _____

Homeowner Name: _____

Address: _____ Telephone: _____

Number of Guests: _____ Will alcohol be served? _____



In order to reserve the Edgewater Cove Clubhouse the undersigned hereby agrees to the following:

1. The clubhouse is for the private use of the individual owners at Edgewater Cove. In consideration of surrounding homes, outdoor entertaining may not extend beyond 10:00 P.M. Use of the Clubhouse itself must not extend beyond 12:00 midnight. *In addition, Cobb County Noise Ordinance 50-25 7 restricts annoying outdoor noise, particularly after 11:00 P.M.*
2. There is a "NO SMOKING" policy in the clubhouse and FIREWORKS are NOT permitted due to potential damage and liability concerns.
3. When reserving the clubhouse, the maximum number of people attending a function can be no greater than 50. The maximum number of vehicles for those using the clubhouse is 20 and all must use the clubhouse parking lot.
4. Use of the clubhouse that extends to the pool area does not include use of the pool during the pool season. No tables or equipment may be placed in the pool area.
5. A \$200.00 rental fee and a \$200.00 damage deposit will be required for the usage of the clubhouse.
6. **It is the responsibility of the homeowner to make sure that:**
 - a. **All lights are turned off, heating lowered to 45° or air conditioning raised to 90°. (AC instructions are provided prior to the event.)**
 - b. **Personal decorations do not damage or scar the clubhouse in any way and are removed at the conclusion of the event.**
 - c. **Any clubhouse furnishings/supplies that are used are cleaned or replaced.**
 - d. **All clubhouse furniture and equipment are returned to their original locations.**
 - e. **All food is removed from the refrigerator and the kitchen.**
 - f. **All trash is removed from the premises.**
 - g. **Clubhouse doors are locked at the conclusion of the event and the key returned to the Association by the following morning.**
 - h. **The Clubhouse is cleaned properly. A cleaning fee will be deducted from the deposit if not cleaned satisfactorily.**
7. The booking homeowner must be in attendance at the function at all times and is responsible the behavior of the guests. The homeowner is also responsible for all damages to the building and/or its contents. The homeowner is responsible for any missing items and the cost to replace any missing or damaged items. The rental deposit will be refunded only upon completion of the above conditions and a satisfactory inspection by the Association.
8. No decorations or access to the clubhouse will be allowed until the usage and damage deposits are received by the Association.

I have read, understand, and agree to the above conditions of rental and will indemnify and hold Association harmless from any and all claims for damages and personal injuries arising from the use of the clubhouse and related facilities.

Date: _____ / _____ / _____ Homeowner Signature: _____

For private events, please **remit two checks in the amount of \$200 each, payable to Edgewater Cove HOA**. One check is for the rental fee and one is for the refundable damage deposit. (Non-profit events need only remit the signed rental agreement and one check in the amount of \$200 as a refundable damage deposit.) Please deliver the checks and signed agreement to **Laura Hilsen, 3156 Denton Place**.